

1 An Ordinance adopting the International Residential Code, 2003
2 edition with changes, as the Residential Code of the City of Saint
3 Louis; and containing a penalty clause, a savings clause and an
4 emergency clause.
5

6 ***BE IT ORDAINED BY THE CITY OF SAINT LOUIS AS FOLLOWS:***

7 ***SECTION ONE.***

8 An ordinance of the City of Saint Louis adopting the 2003 edition of the *International*
9 *Residential Code*, third printing, regulating and controlling the design, construction, quality of
10 materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use
11 or maintenance of one- and two-family dwellings and townhouses in the City of Saint Louis;
12 providing for the issuance of permits and collection of fees therefor when used with money.

13 ***SECTION TWO.***

14 The *International Residential Code*, 2003, third printing, as published by the International Code
15 Council, Inc., three copies of which are on file in the Office of the Register of the City of Saint
16 Louis, being marked and designated as the *International Residential Code*, including Appendix
17 Chapters E, G, H, J and K, is hereby adopted as the Residential Code of the City of Saint Louis, in
18 the State of Missouri; pursuant to the Ordinance and in conformity with Section 71.943 RSMo for
19 the regulating the design, construction, quality of materials, erection, installation, alteration, repair,
20 location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings

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1 and townhouses not more than three stories in height and providing for the issuance of permits and
2 collection of fees therefor; and each of the regulations, provisions, conditions and terms of such
3 control of buildings and structures as herein provided; and that each and all of the regulations,
4 provisions, penalties, conditions and terms of said Residential Code are hereby referred to, adopted
5 and made a part hereto, as if fully set out in this ordinance with the additions, insertions, deletions
6 and changes prescribed in Section Three of this ordinance.

7 ***SECTION THREE.***

8 That the 2003 edition of the *International Residential Code*, third printing, is amended and changed
9 in the following respects:

10 *Delete Chapter 1 as published in its entirety.*

11 *Add new Chapter 1 to read as follows:*

12 **CHAPTER 1** 13 **ADMINISTRATION**

14 **SECTION R101** 15 **TITLE, SCOPE AND PURPOSE**

16 **R101.1 Title.** These regulations shall be known as the *Residential Code for One- and Two-Family*
17 *Dwellings* of the City of Saint Louis, hereinafter referred to herein as "this code."

18 **R101.2 Scope.** The provisions of the *International Residential Code for One- and Two-Family*
19 *Dwellings* shall apply to the grading, excavation, new construction, alteration, movement,
20 enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition
21 of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not
22 more than three stories in height with a separate means of egress and their accessory structures.

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1 **Exception:** Existing buildings undergoing repair, alteration or additions, and change of
2 occupancy shall be permitted to comply with the *International Existing Building Code*.

3 **R101.3 Intent.** The purpose of this code is to establish the minimum requirements to safeguard the
4 public health, safety and general welfare through structural strength, means of egress facilities,
5 stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and
6 property from fire and other hazards attributed to the built environment and to provide a reasonable
7 level of safety to fire fighters and emergency responders during emergency operations.

8 **R101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.6 and
9 referenced elsewhere in this code shall be considered part of the requirements of this code to the
10 prescribed extent of each such reference.

11 **R101.4.1 Electrical.** The provisions of the *National Electrical Code* as adopted by the City of
12 Saint Louis shall apply to the installation of electrical systems, including alterations, repairs,
13 replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

14 **R101.4.2 Gas.** The provisions of the *International Fuel Gas Code* shall apply to the installation
15 of gas piping from the point of delivery, gas appliances and related accessories as covered in this
16 code. These requirements apply to gas piping systems extending from the point of delivery to
17 the inlet connections of appliances and the installation and operation of residential and
18 commercial gas appliances and related accessories.

19 **R101.4.3 Mechanical.** The provisions of the *International Mechanical Code* shall apply to the
20 installation, alteration, repair, and replacement of mechanical systems, including equipment,
21 appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-
22 conditioning and refrigeration systems, incinerators, and other energy-related systems.

23 **R101.4.4 Plumbing.** The provisions of the *Uniform Plumbing Code* as adopted by the City of
24 Saint Louis shall apply to the installation, alteration, repair and replacement of plumbing
25 systems, including equipment, appliances, fixtures, fittings and appurtenances, and where
26 connected to a water or sewage system and all aspects of a medical gas system.

27 **R101.4.5 Property maintenance.** The provisions of the *International Property Maintenance*
28 *Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation,
29 space heating, sanitation, life and fire safety, hazards; responsibility of owners, operators and
30 occupants; and occupancy of existing premises and structures.

31 **R101.4.6 Fire prevention.** The provisions of the *International Fire Code* shall apply to matters
32 affecting or relating to structures, processes and premises from the hazard of fire and explosion
33 arising from the storage, handling or use of structures, materials or devices; from conditions

hazardous to life, property of public welfare in the occupancy of structures or premises; and from the construction, extension , repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

R101.5 Purpose. The purpose of this code is to provide minimum requirements to safeguard the public safety, health and general welfare, through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide a reasonable level of safety to firefighters and emergency responders during emergency operations.

SECTION R102 APPLICABILITY

R102.1 General. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

R102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

R102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

R102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply. Reference standards shall be permitted to be updated by rule making authority of the code official.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

R102.4.1 Appendices. Provisions in the appendices shall not apply unless specifically referenced in the adopting ordinance.

R102.5 Partial invalidity. In the event any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

R102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Property Maintenance Code* or the Fire Code, or as deemed necessary by the code official for the general safety and welfare of the occupants and the public.

No building or structure shall be constructed, extended, repaired, removed, altered or occupied in violation of these provisions, except for repairs as defined in Section 105.2.2, and except further that the raising, lowering or moving of a building or structure as a unit necessitated by a change in legal grade or widening of a street shall be permitted, provided the building or structure is not otherwise altered or its occupancy changed. Political subdivisions of the State of Missouri, including but not limited to, the Board of Education, Metropolitan Sewer District, the Saint Louis Housing Authority, Saint Louis Police Department, Metro, Planned Industrial Expansion, Land Clearance Redevelopment Authority, Land Reutilization Authority, Saint Louis Development Corporation and the Regional Convention and Sports Complex Authority are covered under the provisions of this code for all property within the city limits.

Exceptions:

1. Structures owned and occupied by the United States of America or the State of Missouri.
2. City of Saint Louis owned property located outside of the City Limits.
3. Existing building occupancies that are licensed by the State of Missouri as family child care homes providing home day care, as specified in Section 310.3 of the *International Building Code*.
4. Structures located within cemetery boundaries which are less than one thousand square feet in area and less than twenty feet in height, measured from grade to the highest point.
5. Laying or relaying of railroad trackage sidings and their appurtenant signals, culverts and structures.

R102.7 Matters not provided for. Any requirements that are essential for structural, fire or sanitary safety of an existing or proposed building or structure, or for the safety of the occupants thereof, and which are not specifically provided for by this code, shall be determined by the code official.

R102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall conform to that required for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

R102.8 Other regulations. When the provisions specified herein for public safety, health and welfare are in conflict with other regulations, the most rigid requirements of either the Residential

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Code or other regulations shall apply whenever they conflict. However, the code official shall not be the enforcement officer for such other ordinances or regulations unless specified in said ordinances or regulations.

R102.9 Buildings, structures or premises partly within city limits. When a building, structure or premises is constructed partly within the City and partly within County Limits, the Building Commissioner shall be authorized to enter into agreements with the adjoining code jurisdictions to avoid duplications of inspections, fees and permits.

SECTION R103

DIVISION OF BUILDING AND INSPECTION

R103.1 Creation of enforcement agency. There is hereby created the Division of Building and Inspection. The Division shall consist of the following sections to include, but not be limited to: Administration Section, Building Inspection Section, Central File Section, Court Section. Electrical Inspection Section, Mechanical Inspection Section, Permit Section, Plan Exam Section, Plumbing Inspection Section and Zoning Section.

R103.2 Building Commissioner. The head of the Division of Building and Inspection shall be known as the Building Commissioner, in accordance with Section 15, Article 13 of the Charter of the City of Saint Louis.

R103.2.1 Appointment; qualifications. The Building Commissioner, also herein referred to as the code official, shall be a Missouri licensed professional architect or engineer, and shall be appointed by the Director of Public Safety, and shall possess the necessary qualifications established by the Department of Personnel of the City of Saint Louis.

R103.3 Organization. The code official shall appoint such numbers of architects, engineers, technical assistants, inspectors and other employees such as clerks, typists and cashiers, as shall be necessary for the administration of the codes governed by this ordinance, and as authorized by the code official in conformance with Civil Service qualifications and regulations. The code official shall be permitted to delegate appropriate subordinates to act in the exercise of the duties of this code, and they also shall be designated as code officials. The code official is authorized to designate employees as needed who shall exercise all the powers of the code official during the temporary absence or disability of the code official.

R103.4 Restriction of employees. An official or employee connected with the Division of Building and Inspection, except one whose only connection is that of a member of the Board of Appeals, shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of

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1 construction documents thereof, unless that person is the owner of the building, or a first degree
2 relative of the owner of the building; nor shall such officer or employee engage in any work which
3 conflicts with official duties or with the interests of the Division of Building and Inspection.

4 Further, no Building Division employee shall be employed by or serve as an employee of any
5 other division within the city service unless a formal request is made by the Building Commissioner
6 to and approved by the appointing authority of that division.

7 **R103.5 Relief from personal responsibility.** The code official or employee charged with the
8 enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable
9 personally, and is hereby relieved from all personal liability for any damage accruing to persons or
10 property as a result of any act required or permitted in the discharge of official duties. Any suit
11 instituted against any employee because of an act performed by that person in the lawful discharge
12 of duties and under the provisions of this code shall be defended by the City of Saint Louis City
13 Counselor's Office until the final termination of the proceedings. The code official or any
14 subordinates shall not be liable for costs or judgement in any action, suit or proceeding that is
15 instituted in pursuance of the provisions of this code; and any employee of the Division of Building
16 and Inspection, acting in good faith and without malice, shall be free from liability for acts
17 performed under any of its provisions or by reason of any act or omission in the performance of
18 official duties in connection therewith.

19 The above protection shall also extend to former employees for work performed during their
20 period of employment with the City of Saint Louis.

21 **R103.6 Official records.** An official record shall be kept of all business and activities of the
22 department specified in the provisions of this code, and all such records shall be open to public
23 inspection at all appropriate times.

24 A reasonable charge shall be established for making copies of documents. If staff time is
25 required to assemble requested data, an estimate shall be made of personnel charges, including fringe
26 benefits, and a signed agreement made prior to undertaking such projects. The Division of Building
27 and Inspection is not obligated to assemble data into formats that it does not use or need in the
28 ordinary prosecution of its work.

29 Further, whenever any person, firm or corporation requests a comprehensive historical
30 investigation of the Division of Building and Inspection records relating to building or occupancy
31 permits, an application fee of twenty-five dollars shall be charged, as specified in Section 108.2.1,
32 in addition to all other fees as provided in other sections of this code.

33 **SECTION R104** 34 **DUTIES AND POWERS OF THE CODE OFFICIAL**

35 **R104.1 General.** The code official is hereby authorized and directed to enforce the provisions of
36 this code. The code official shall have the authority to render interpretations of this code and adopt

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1 policies and procedures in order to clarify the application of its provisions. Such interpretations,
2 policies and procedures shall be in conformance with the intent and purpose of this code. Such
3 policies and procedures shall not have the effect of waiving requirements specifically provided for
4 in this code.

5 **R104.1.1 Rule making authority.** The code official shall have authority as necessary in the
6 interest of public health, safety and general welfare, to adopt and promulgate rules and
7 regulations to interpret and implement the provisions of this code to secure the intent thereof, and
8 to designate requirements applicable because of local climatic or other conditions. Such rules
9 shall not have the effect of waiving structural or fire performance requirements specifically
10 provided for in this code or violating accepted engineering practice involving public safety.

11 **R104.1.2 Accepted engineering practice.** In the absence of provisions not specifically
12 contained in this code or approved rules, the regulations, specifications and standards listed in
13 Chapter 43, Referenced Standards, shall be deemed to represent accepted engineering practice
14 in respect to the material, equipment, system or method of construction therein specified.

15 **R104.2 Applications and permits.** The code official shall receive applications, review
16 construction documents, issue or deny permits for the erection, alteration, demolition, moving or
17 occupancy of buildings, structures or premises, inspect the premises for which such permits have
18 been issued, and enforce compliance with the provisions of this code.

19 **R104.2.1 Preliminary meeting.** When requested by the permit applicant, the code official shall
20 meet with the permit applicant to discuss plans for the proposed work or change of occupancy
21 prior to the application for a permit in order to establish the specific applicability of the
22 provisions of this code.

23 **R104.3 Notices and orders.** The code official shall issue all necessary notices or orders to insure
24 compliance with this code.

25 **R104.4 Inspections.** The code official is authorized to make all of the required inspections, or the
26 code official shall have the authority to accept reports of inspection by approved agencies or
27 individuals. Reports of such inspections shall be in writing and certified by a responsible officer of
28 such approved agency or by the responsible individual. The code official is authorized to engage
29 such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject
30 to the approval of the appointing authority. The owner shall provide such special inspections as are
31 required by the code official.

32 **R104.5 Identification.** The code official shall carry proper identification when inspecting
33 structures or premises in the performance of duties under this code.

1 **R104.6 Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this
2 code, or where the code official has reasonable cause to believe that there exists in a structure or
3 upon a premises a condition which is contrary to or in violation of this code which makes the
4 structure or premises unsafe, dangerous or hazardous, the code official or designee is authorized to
5 enter the structure or premises at reasonable times to inspect or perform the duties imposed by this
6 code, provided that if such structure be occupied that credentials be presented to the occupant and
7 entry requested. If such structure or premises be unoccupied, the code official shall first make a
8 reasonable effort to locate the owner or other person having charge or control of the structure or
9 premises and request entry. If entry is refused, the code official shall recourse to the remedies
10 provided by law to secure entry.

11 **R104.7 Liability.** The code official, member of the Board of Appeals or employee charged with the
12 enforcement of this code, while acting for the City of Saint Louis in good faith and without malice
13 in the discharge of the duties required by this code or other pertinent law or ordinance, shall not
14 thereby be rendered liable personally, and is hereby relieved from personal liability for any damage
15 accruing to persons or property as a result of any act or by reason of an act or omission in the
16 discharge of official duties. Any suit instituted against an officer or employee because of an act
17 performed by that officer or employee in the lawful discharge of duties and under the provisions of
18 this code shall be defended by the City of Saint Louis City Counselor's Office until the final
19 termination of the proceedings. The code official or any subordinates shall not be liable for cost or
20 judgement in any action, suit or proceeding that is instituted in pursuance of the provisions of this
21 code; and any employee of the Division of Building and Inspection, acting in good faith and without
22 malice, shall be free from liability for acts performed under any of its provisions or by reason of any
23 act or omission in the performance of official duties in connection therewith.

24 The above protection shall also extend to former employees for work performed during their
25 period of employment with the City of Saint Louis.

26 **R104.8 Approved materials and equipment.** Materials, equipment and devices approved by the
27 code official shall be constructed and installed in accordance with such approval.

28 **R104.8.1 Used materials and equipment.** The use of used materials which meet the
29 requirements of this code for new materials is permitted. Used equipment and devices shall not
30 be reused unless they have been reconditioned, tested and placed in good and proper working
31 condition and approved by the code official.

32 **R104.9 Modifications.** Wherever there are practical difficulties involved in carrying out provisions
33 of this code, the code official shall have the authority to grant modifications for individual cases,
34 upon application of the owner or owner's representative, provided the code official shall first find
35 that special individual reason makes the strict letter of this code impractical and the modification is
36 in compliance with the intent and purpose of this code and that such modification does not lessen
37 health, life and fire safety requirements or structural. The details of action granting modifications

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shall be recorded and entered in the files of the Department of Public Safety.

R104.9.1 Areas prone to flooding. The code official shall not grant modifications related to areas prone to flooding as established by Table R301.2(1) without the granting of a variance to such provisions by the Board of Adjustment.

R104.10 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided any such alternative has been approved. An alternative material, design or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

R104.10.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

R104.10.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the code official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the code official for the period required for the retention of public records.

R104.10.3 Research and investigations. The code official shall require that sufficient technical data be submitted to substantiate the proposed use of any material or assembly, and if it is determined that the evidence submitted is satisfactory proof of performance for the use intended, the code official shall approve its use subject to the requirements of this code. The costs of all tests, reports and investigations required under these provisions shall be paid by the applicant or owner.

SECTION R105 PERMITS

R105.1 Required. Any owner who intends to perform site grading, excavate, construct, enlarge,

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1 alter, make non-ordinary repairs to, move or demolish a building, or structure; or change the
2 occupancy of a building, structure or premises from one use group to another; or to change to a
3 prohibited use; or to cause any such work to be done, or to use explosives for blasting in connection
4 with demolition, excavation, construction or other building operation, shall first make application
5 to the code official and obtain the required permit.

6 **Exception:** No permit shall be issued to repair any building or structure condemned in
7 accordance with Section 118 or 119 of the *International Building Code* if such building or
8 structure is included in an executed contract for demolition between the City of Saint Louis and
9 a demolition contractor.

10 **R105.2 Work exempt from permit.** The following types of construction work, for all Groups
11 covered under this Ordinance, unless otherwise noted, shall be considered as ordinary repairs or
12 minor work for which a building permit is not required.

13 **Exceptions:**

- 14 1. A Flood Plain Development Permit is still required to be obtained if the site is located in the
15 flood plain areas defined by FEMA.
- 16 2. Ordinary repairs or minor work which fall under the purview of the Cultural Resource Office
17 requiring a "Cultural Resource Office Only" permits.
- 18 01. Tuckpointing, exterior and interior painting, floor sanding and refinishing, floor tile or carpeting,
19 replacement of flooring with like material, application of wall paper and other wall covering
20 material, moveable cases, counters and partitions, and cabinet installation, counter tops and
21 similar finish work;
- 22 02. Plaster patching and/or gypsum board replacement not exceeding twenty-five percent (25%) of
23 the total wall or ceiling area of a room or space provided the fire rating and moisture resistance
24 is maintained and no modifications are made;
- 25 03. Repair or replacement of existing gutters and above grade portions of downspouts;
- 26 04. Application of pre-finished aluminum, steel, vinyl or other like materials on soffits, fascia
27 boards, rake boards and overhangs;
- 28 05. Replacement or repair of existing windows and frames, whenever no modification is made to the
29 opening; installation of storm windows and doors, whenever no modification is made to the
30 opening; glazing and glass replacement;
- 31 06. Replacement or repair of exterior and/or interior doors and/or frames, provided the fire rating,
32 when applicable, is maintained, and no modification is made to the opening;
- 33 07. Sidewalks and driveways within property lines;
- 34 08. Exterior ramps, stairs, and/or steps, which are on grade and not more than 12 inches above grade,
35 not attached to the structure, and within property lines;
- 36 09. Paved areas for single family residential use on the same lot as the primary structure, without
37 roofs, covers or enclosures;
- 38 10. Concrete patio slabs or wooden patios/decks which rest directly on the ground or a rock base,
39 provided that they are not covered by a roof or canopy, not supported by any type of permanent
40 foundation and a maximum of 12 inches above finished grade;

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- 1 11. Miscellaneous site work, landscaping, gardens, shrubbery and planting boxes, excavation or fill
2 that does not create a permanent change in property elevation of more than 6 inches along
3 property lines, block drainage or create erosion or damage to adjacent properties;
- 4 12. Fixed or retractable awnings installed on one and two family residential buildings which do not
5 project over property lines, and not over 40 square feet in projected area;
- 6 13. Wall paneling of any type when applied directly to existing residential room wall surfaces;
- 7 14. Ceiling tile of any type, other than foam plastic, when applied directly to existing ceiling
8 surfaces, except when within assembly rooms with more than 300 occupants, institutional rooms
9 or spaces, mercantile spaces exceeding 3,000 square feet. Replacement of damaged lay-in
10 acoustical ceiling panels of like materials up to twenty-five percent (25%) of the ceiling area in
11 a room or space and a maximum of 500 square feet;
- 12 15. Installation of battery-operated smoke detectors within existing single family homes or
13 apartments;
- 14 16. Small detached accessory buildings, such as utility/storage/tool sheds, cabanas, play houses, etc.,
15 50 square feet in area or less and less than 12 feet in height, provided such accessory buildings
16 maintain the setbacks required by the Zoning Ordinance. This does not include accessory
17 buildings having unique uses such as barbeque and/or smoke houses, storage of fuel or other
18 hazardous material having fuel fired equipment, and other uses that present an increased fire
19 hazard or nuisance to adjoining property. A permit is required for all buildings housing these
20 types of uses exceeding 50 square feet in area;
- 21 17. Residential accessory structures such as arbors, garden trellises and other minor structures,
22 provided such structures maintain the setbacks required by the Zoning Ordinance;
- 23 18. Above-ground swimming pools, hot tubs and spas placed on a slab. Also, in-ground swimming
24 pools with less than 24" water depth with a surface area of less than 250 square feet. All pools,
25 hot tubs and spas shall maintain the setbacks required by the Zoning Ordinance. All pools
26 require a permit from the City Health Department;
- 27 19. Roof covering replacement with like material; Replacement of 25% or less of the roof sheathing
28 with like material;
- 29 20. New aluminum, steel, fiber cement, hardboard, and vinyl exterior siding with no change to
30 existing openings;
- 31 21. Replacement of existing fencing, same height, material and location, except when enclosing
32 swimming pools, hot tubs or spas;
- 33 22. Retaining walls 18" or less in height;
- 34 23. Non-dish radio or television antennae 12 feet or less in height, mounted on the ground, not in the
35 front yard area, attached to, or on the roof of a building. Dish antennas 2 feet in diameter or less
36 installed on grade or on the roof, provided such antennae maintain the setbacks required by the
37 Zoning Ordinance and comply with Section 3108.6.1 of the Building Code;
- 38 24. All repairs, including smoke or fire damage, termite, wind repairs, etc., to a building when the
39 code official determines the work is of a minor cosmetic nature and there is no damage or change
40 to any part of the building structure. A field inspection is required to determine the nature of the
41 repair;

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25. Resealing and/or restriping of an existing paved parking lot, provided the restriping done matches the existing configuration and the number of spaces remain the same;
26. Tents smaller than 1000 square feet, or those used for private family events on the same lot as the owner's residence.
27. Small statues on private property, erected on grade, not attached to or part of a building or structure.
28. Normal backyard playground equipment including basketball goals and standards;
29. Foundations and floor slab repair such as patching/filling of crack of up to 1/4 inch in walls and 3/8 inch in slabs, waterproofing, etc., including underpinning, provided the building is otherwise structurally sound and plumb;
30. Relining, repairing, patching an/or shotcreting existing swimming pool walls or floors, provided required minimum water depths under diving boards, if present, are maintained.
31. Ordinary and/or minor repairs to exterior cantilevered balconies, stairways and fire escapes such as patching or replacing small areas of treads, risers and platform surfaces, repairing and/or replacing small areas of handrail and guardrail panels, etc. as long as it does not effect the structural components of the exterior cantilevered balcony, stairway or fire escape.

R105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application must be submitted within the next working business day to the code official.

R105.2.2 Repairs: Application or notice to the code official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

R105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution, metering or other related equipment that is under the ownership and control of public service agencies by established right.

R105.2.4 Structural damage building repair: Repairs to buildings that are determined by the code official to have sustained moderate or serious structural damage due to property maintenance neglect, improper alterations, fire, earthquake, wind, flood or other natural disasters, shall require a building permit with construction documents prepared, sealed and signed by a Missouri licensed design professional.

1 **R105.2.4.1 Condemned for occupancy or condemned for demolition building repair.**

2 Repairs to buildings that are determined by the code official to be condemned for occupancy
3 or condemned for demolition shall require a building permit with construction documents
4 prepared, sealed and signed by a Missouri licensed design professional.

5 **R105.2.5 Maintenance:** All buildings, structures or premises, and all parts thereof, both
6 existing and new, shall be maintained in a safe and sanitary condition. All service equipment,
7 means of egress, devices and safeguards which are required by this code in a building, structure
8 or premises, or which were required by a previous statute in a building or structure, when
9 erected, altered or repaired, shall be maintained in good working order.

10 **R105.2.6 Owner responsibility:** The owner(s) or the owner's agent shall be responsible for the
11 safe and sanitary maintenance of the building, structure or premises and its means of egress
12 facilities at all times.

13 **R105.3 By whom application is made.** Application for a permit shall be made by the owner or
14 lessee of the building or structure, or agent of either, or by the Missouri licensed design professional
15 employed in connection with the proposed work. The full names, addresses and telephone number
16 of the owner, lessee, and applicant shall be stated in the application. Every application should have
17 a local contact person listed. Demolition and occupancy permit applications, when applied for by
18 anyone other than the owner of record, shall be accompanied by a notarized letter of authorization
19 or other documentation from the owner of record granting permission to apply.

20 **R105.3.1 Application for permit.** To obtain a permit, the applicant shall first file an application
21 on a form furnished by the Department of Public Safety, Division of Building and Inspection for
22 that purpose. Such application shall:

- 23 1. Identify and describe the work to be covered by the permit for which application is made.
24 2. Describe the land on which the proposed work is to be done by legal description, street
25 address or similar description that will readily identify and definitely locate the proposed
26 building or work.
27 3. Indicate the use and occupancy for which the proposed work is intended.
28 4. Be accompanied by construction documents and other information as required in Section
29 R106.1.
30 5. State the valuation of the proposed work.
31 6. Be signed by the applicant, or the applicant's authorized agent.
32 7. Give such other data and information as required by the code official.

33 **R105.3.2 Action on application.** The code official shall examine or cause to be examined
34 applications for permits and amendments thereto. If the application or the construction
35 documents do not conform to the requirements of all pertinent laws, the code official shall reject
36 such application in writing, stating the reasons therefore. If the code official is satisfied that the

1 proposed work conforms to the requirements of this code and laws and ordinances applicable
2 thereto, the code official shall issue a permit. The code official shall rely upon other City
3 agencies to review for compliance with their ordinance requirements.

4 **R105.3.2.1 Substantially improved or substantially damaged existing buildings in areas**
5 **prone to flooding.** For applications for reconstruction, rehabilitation, addition, or other
6 improvement of existing buildings or structures located in an area prone to flooding as
7 established by Table R301.2(1), the code official shall examine or cause to be examined the
8 construction documents and shall prepare a finding with regard to the value of the proposed
9 work. For buildings that have sustained damage of any origin, the value of the proposed
10 work shall include the cost to repair the building or structure to its predamage condition. If
11 the code official finds that the value of the proposed work equals or exceeds 50 percent of
12 the market value of the building or structure before the damage has occurred or the
13 improvement is started, the finding shall be provided to the board of appeals for a
14 determination of substantial improvement or substantial damage. Applications determined
15 by the board of appeals to constitute substantial improvement or substantial damage shall
16 meet the requirements of Section R323.

17 **R105.3.3 Time limitation of application.** An application for a permit for any proposed work
18 shall be deemed to have been abandoned six months after the date of filing, unless such
19 application has been pursued in good faith or a permit has been issued; except that the code
20 official is authorized to grant one or more extensions of time for additional periods not exceeding
21 180 days each if the code official deems that there is reasonable cause and if a written request
22 is received from the applicant for the extension prior to the expiration date.

23 **R105.4 Validity of permit.** The issuance or granting of a permit shall not be construed to be a
24 permit for, or an approval of, any violation of any of the provisions of this code or of any other
25 ordinance of the City of Saint Louis. Permits presuming to give authority to violate or cancel the
26 provisions of this code or other ordinances shall not be valid. The issuance of a permit based on
27 construction documents and other data shall not prevent the code official from requiring the
28 correction of errors in the construction documents and other data. The code official is also
29 authorized to prevent occupancy or use of a structure where in violation of this code or any other
30 ordinance of the City of Saint Louis.

31 **R105.5 Expiration.** Permits shall be issued for a period of six months unless noted otherwise.
32 Permits shall be permitted to be extended for additional six month periods if work is progressing and
33 a written request from the owner for the extension is received by the code official prior to the
34 expiration of each permit. Any permit issued shall become invalid if the authorized work is not
35 commenced within six months after issuance of the permit, or if the authorized work is suspended
36 or abandoned for a period of six months after the time of commencing the work; except that the code

1 official shall be permitted to grant one or more extensions of time for additional periods not
2 exceeding six months each if the code official deems that there is reasonable cause, and if a written
3 request is received from the owner for the extension prior to the expiration date. No permit shall be
4 extended if, after six months from issuance of said permit, no work has begun and the Board of
5 Aldermen has passed an ordinance that would make all or part of the work thereon illegal or
6 unlawful.

7 **Exception:** Permits for demolition of buildings or structures or repair of buildings or structures
8 condemned in accordance with either Section 118.0 or Section 119.0, of the *International*
9 *Building Code* and other work specifically identified by the code official, when in the best
10 interests of the public, shall become invalid after thirty days unless otherwise approved. The
11 code official shall be permitted to grant one or more extensions of time for additional periods not
12 exceeding thirty days each after receiving a written request from the owner explaining the
13 reasons for failing to commence or for suspending work.

14 **R105.6 Suspension or revocation.** The code official is authorized to suspend or revoke a permit
15 issued under the provisions of this code whenever the permit is issued in error or on the basis of
16 incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any
17 of the provisions of this code.

18 **R105.6.1 Revocation of permits.** The code official shall be permitted to revoke a permit or
19 approval issued under the provisions of this code in case of any false statement or
20 misrepresentation of fact in the application or on the construction documents on which the permit
21 or approval was based. The code official shall be permitted to revoke or suspend a permit upon
22 discovery of substantial non-compliance with this code or any applicable city ordinance. Permits
23 shall be revoked for non-payment of fees.

24 **R105.6.2 Revocation of permits for repeat offenders:** The code official shall revoke any
25 permit or certificate associated with a building, structure or premises when an owner(s) is
26 convicted by a court of competent jurisdiction twice within a twelve month period of being in
27 violation of the same code provision on the same building, structure or premises.

28 **R105.7 Placement of permit.** A true copy of the building permit shall be kept on the site of
29 operations, open to inspection during the entire time of prosecution of the work and until the
30 completion of the same.

31 **R105.8 Responsibility.** It shall be the duty of every person who performs work for the installation
32 or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code
33 is applicable, to comply with this code.

34 **105.9 Notice of start:** At least twenty-four hours notice of start of work under a building permit
35 shall be given to the code official.

1 **R105.10 Compliance with permit.** All work shall conform to the approved application and the
2 approved construction documents for which the permit has been issued and any approved
3 amendments to the approved application or the approved construction documents.

4 **SECTION R106**
5 **CONSTRUCTION DOCUMENTS**

6 **R106.1 Construction documents:** The application for the permit shall be accompanied by at least
7 five complete sets of construction drawings, two sets of project specifications, two sets of structural
8 calculations, two sets of the geotechnical (soils) report and one set of site or building photographs,
9 with sufficient clarity and detailed dimensions to show the nature and character of the work to be
10 performed. The minimum size of any sheet shall be 8½" x 11" and the maximum size of any sheet
11 shall be 36" x 48". When quality of materials is essential for conformity to this code, specific
12 information shall be given to establish such quality and this code shall not be cited, or the term
13 "legal" or its equivalent be used as a substitute for specific information. Construction documents
14 containing the words "not for construction", "preliminary", "review set", or their equivalent, shall
15 not be accepted for application. Construction documents marked with contractors "take-off"
16 notations shall not be accepted for application.

17 Any person can render architectural services in connection with the construction, remodeling or
18 repairing of an exempt building such as a privately owned, single-family or multiple family dwelling
19 containing not more than four (4) dwelling units, as long as that person indicates on the construction
20 documents and other documents that they are not a Missouri licensed architect.

21 If the construction documents for single family or multiple family dwelling units are prepared
22 by a Missouri licensed architect, that architect must seal, sign and date the construction documents
23 as required by Chapter 327 of the Revised Statutes of the State of Missouri.

24 A Missouri licensed professional engineer cannot render architectural services or seal, sign and
25 date construction documents for any residential project. This could be interpreted as the unlawful
26 practice of architecture by a Missouri licensed professional engineer. A Missouri licensed
27 professional engineer may prepare seal, sign and date architectural work which is incidental
28 (insignificant, minor, etc.) to the engineering work (and vice versa.) This determination shall be
29 made on a case by case basis depending upon the full scope of the project.

30 All construction documents shall bear an original embossed or wet ink seal, original ink signature
31 and the date the documents were sealed by the Missouri licensed design professional.

32 **R106.1.1 Information on construction documents.** Construction documents shall be drawn
33 and dimensioned upon suitable material. Construction documents shall be of sufficient clarity
34 to indicate the location, nature and extent of the work proposed and show in detail that it will
35 conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as
36 determined by the code official.

1 **R106.1.1.1 Manufacturer's installation instructions.** Manufacturer's installation
2 instructions, as required by this code, shall be available on the job site at the time of
3 inspection.

4 **R106.1.2 Means of egress.** The construction documents shall show in sufficient detail the
5 location, construction, size and character of all portions of the means of egress in compliance
6 with the provisions of this code.

7 **R106.1.3 Information for construction in areas prone to flooding.** For buildings and
8 structures in flood hazard areas as established by Table R301.2(1), construction documents shall
9 include:

- 10 1. Delineation of flood hazard areas, floodway boundaries, and flood zones, and the design
11 flood elevation, as appropriate;
- 12 2. The elevation of the proposed lowest floor, including basement; in areas of shallow flooding
13 (AO zones), the height of the proposed lowest floor, including basement, above the highest
14 adjacent grade;
- 15 3. The elevation of the bottom of the lowest horizontal structural member in coastal high hazard
16 areas (V zone); and
- 17 4. If design flood elevations are not included on the community's Flood Insurance Rate Map
18 (FIRM), the code official and the applicant shall obtain and reasonably utilize any design
19 flood elevation and floodway data available from other sources.

20 **R106.1.4 Exterior wall envelope.** Construction documents for all buildings shall describe the
21 exterior wall envelope in sufficient detail to determine compliance with this code. The
22 construction documents shall provide details of the exterior wall envelope as required, including
23 flashing, intersections with dissimilar materials, corners, end details, control joints, intersections
24 at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around
25 openings.

26 The construction drawings shall include manufacturing installation instructions that provide
27 supporting documentation that the proposed penetration and opening details described in the
28 construction documents maintain the weather resistance of the exterior wall envelope. The
29 supporting documentation shall fully describe the exterior wall system which was tested, where
30 applicable, as well as the test procedure used.

31 **R106.2 Site plan:** The construction documents submitted with the application for permit shall be
32 accompanied by a site plan showing to scale the size and location of new construction and existing
33 structures on the site, distances from lot lines, the established street grades and the proposed finished
34 grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall
35 be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site
36 plan shall show construction to be demolished and the location and size of existing structures and
37 construction that are to remain on the site or plot. The code official is authorized to waive or modify

1 the requirements for a site plan when the application for permit is for alteration or repair or when
2 otherwise warranted.

3 **R106.2.1 Change in site plan.** A lot shall not be changed, increased or diminished in area from
4 that shown on the official site plan, until a revised site plan is resubmitted showing such changes
5 accompanied by proof that the documents have been filed in the Recorder of Deeds Office and
6 approved under the Zoning Code of the City of Saint Louis; except that such revised site plan
7 will not be required if the change is caused by reason of an official street or alley opening, street
8 widening or other public improvement.

9 **R106.3 Examination of documents.** The code official shall examine or cause to be examined the
10 construction documents for code compliance.

11 **R106.3.1 Approval of construction documents:** The code official shall stamp three sets of
12 construction documents "APPROVED", and at least one set of such approved construction
13 documents shall be retained by the code official and one set shall be kept at the building site,
14 open to the inspection of the code official or an authorized representative at all reasonable times.
15 If additional "APPROVED" sets are required by the applicant, a charge shall be made as listed
16 in Table R108.3.1.
17

18 **R106.3.2 Previous approvals.** This code shall not require changes in the construction
19 documents, construction or designated occupancy of a building or structure for which a lawful
20 permit has been heretofore issued or otherwise lawfully authorized, and the construction of
21 which has been actively prosecuted in good faith within 180 days after the effective date of this
22 ordinance and has not been abandoned. When the codes adopted by the City of Saint Louis
23 change from one edition to another, the work shall be permitted to be completed under the codes
24 in effect when the permit for said work was originally issued.

25 **R106.3.2.1 Code transition.** Unless requirements imposed by Federal law or State statute
26 have changed, permits applied for within six months of the effective date of this ordinance
27 shall be permitted to be reviewed and approved under the former building code if there is
28 written evidence of a preliminary plan exam review of the project under the former code.
29 The cover sheet of the construction documents shall show under which code the project was
30 designed.

31 **R106.3.3 Phased approval.** The code official is authorized to issue a permit for the construction
32 of foundations or any other part of a building or structure before the construction documents for
33 the whole building or structure have been submitted, provided that adequate information and
34 detailed statements have been filed complying with pertinent requirements of this code. The
35 holder of such permit for the foundation or other parts of a building or structure shall proceed
36 at the holder's own risk with the building operation and without assurance that a permit for the

entire structure will be granted.

R106.3.4 Design professional in responsible charge.

R106.3.4.1 General. When it is determined that documents be prepared by a Missouri licensed design professional, the code official shall be authorized to require the owner to engage and designate on the building permit application a Missouri licensed design professional who shall act as the Missouri licensed design professional in responsible charge. If the circumstances require, the owner shall designate a substitute Missouri licensed design professional in responsible charge who shall perform the duties required of the original Missouri licensed design professional in responsible charge. The code official shall be notified in writing by the owner if the Missouri licensed design professional in responsible charge is changed or is unable to continue to perform the duties.

The Missouri licensed design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by Section 1709 of the *International Building Code*, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. See also duties specified in Section 1704 of the *International Building Code*.

R106.3.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the code official within a specified period.

Deferral of any submittal items shall have the prior approval of the code official. The Missouri licensed design professional in responsible charge shall list the deferred submittals on the construction documents for review by the code official.

Submittal documents for deferred submittal items shall be submitted to the Missouri licensed design professional in responsible charge who shall review them and forward them to the code official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the code official.

R106.3.4.3 Engineering details. The code official shall require to be filed adequate details of structural, plumbing, mechanical and electrical work, including computations, loadings and structural analysis, and other essential technical data. All construction documents shall bear an original embossed or wet ink seal, original ink signature and the date the documents were sealed by the Missouri licensed design professional responsible for the design as required by State Statute. Properly sealed, signed and dated calculations shall be permitted to be accepted by the code official as complying with the conditions of this code without the

need to verify the calculations or their engineering analysis.

R106.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

SECTION R107

TEMPORARY STRUCTURES AND USES

R107.1 General. The code official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The code official is authorized to grant extensions for demonstrated cause.

R107.2 Conformance. Temporary construction and uses shall conform to the structural strength, fire safety, means of egress, light, ventilation and sanitary requirements of this code as necessary to insure the public health, safety and general welfare.

R107.3 Temporary power. The code official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the City of Saint Louis Electrical Code.

R107.4 Termination of approval: The code official is hereby authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION R108 FEES

R108.1 General. No permit, certificate or inspection report, as required by the provisions of this code, shall be released or issued until the fees listed in this section have been paid to the City of Saint Louis, as collected by the code official or designated representative; nor shall an amendment to a permit be released until the additional fees have been paid. In collecting said fees, the code official is authorized to accept personal checks as payment; however, non-payment by said checking account shall be considered as a violation of this code and is cause for suspension or revocation of permits, certificates or reports issued or released for such personal check payment. If a permit is suspended or revoked for non-payment of a fee, or for insufficient funds, an additional twenty-five dollars shall

1 be collected to cover administrative costs.

2 **R108.1.1 Fees other than herein prescribed.** The payment of fees listed in this section shall
3 not relieve the applicant or holder of any permit or any certificate of occupancy from the payment
4 of other fees which shall be prescribed by law or ordinance for water taps, sewer connections,
5 plumbing permits, mechanical permits, electrical permits, sprinkler permits, fire alarm permits,
6 or fees for inspections or other privileges or requirements, both within and without the
7 jurisdiction of the Division of Building and Inspection.

8 **R108.2 Schedule of permit fees.** Fees for permits for construction shall be as established as
9 follows:

10 **R108.2.1 Application fee.** An application fee is an administrative charge made for processing
11 permit applications or preparing a Certificate of Flood Plain Status or conducting a Building Line
12 Survey, and shall be the fee as listed in Table R108.3.1.
13 .

14 **R108.2.2 New construction and additions.** The building permit fee for new construction and
15 additions will be based on the total estimated cost of construction, and shall be charged at the
16 rate listed in Table R108.3.1 for new construction and additions. For the purpose of determining
17 a fee, total construction costs shall include all costs for normal site preparation including grading,
18 excavation and backfill, structural work, plumbing work, mechanical work, electrical work,
19 interior and exterior finishes, overhead and profit, engineering and architectural fees. The
20 following shall be permitted to be excluded from total construction costs: the cost to install
21 sprinkler, standpipe and fire alarm systems; or signs.

22 **R108.2.3 Miscellaneous structures and site work.** The fee for a permit for, including but not
23 limited to, retaining wall, fences and site-work (including parking lots) shall be based on the
24 estimated total cost of the construction at the rate listed in Table R108.3.1.

25 **R108.2.4 Alterations and repairs.** The fee for a permit for alterations or repairs to a building
26 or structure shall be based on the estimated total cost of said alterations or repairs and shall be
27 charged at the rate listed in Table R108.3.1.

28 **R108.2.5 Moving of buildings.** The fee for a permit to move a building or structure from one
29 lot to another, or to a new location on the same lot, shall be as listed in Table R108.3.1. In the
30 event that a building or structure is to be moved from a point within the City of Saint Louis to
31 a point outside the city, the fee for the moving permit shall be based on the estimated total cost
32 of restoration of the original site to a safe and satisfactory condition plus that portion of the
33 moving cost which covers the journey to the city limits. In the event that a building or structure
34 is to be moved from the outside of the City of Saint Louis to a point inside the city limits, the fee
35 for the moving permit shall be based on the estimated total cost of the portion of the journey

1 from the city limits to the site of re-erection.

2 **R108.2.5.1 New foundations.** Before any building or structure is moved to a new
3 foundation, it shall be required, in addition to a moving permit, that a building permit be
4 obtained for the construction of said new foundation; the fee for the permit for said
5 foundation shall be as listed in accordance with Table R108.3.1. In addition, all additional
6 electrical, mechanical and plumbing permits shall be obtained.

7 **R108.2.6 Amending permits.** After a permit has been issued and an amendment is applied for,
8 the fee shall be as follows:

- 9 1. For each and every amendment which involves additional work not originally applied for
10 to complete the entire project, the fee shall be the appropriate fee for the additional work
11 contemplated as usually calculated, the fee for the special demolition fund, lead
12 remediation fund plus the application fee. These fees shall be as listed in Table
13 R108.3.1.
- 14 2. For each and every amendment not involving additional work, a minimum fee as listed
15 in Table R108.3.1 shall apply even though the project dollar value or building volume
16 should remain the same or decrease. To this shall be added the application fee.

17 **R108.2.7 Special demolition fund.** There shall be an additional fee charged on all building
18 permits based on the total estimated cost of construction, and shall be charged at the rate listed
19 in Table R108.3.1 for the special demolition fund.

20 **R108.2.8 Lead remediation fund.** There shall be an additional fee charged on all building
21 permits based on the total estimated cost of construction, and shall be charged at the rate listed
22 in Table R108.3.1 for the special lead remediation fund.

23 **R108.2.9 Vacant building registration fee.** A semiannual registration fee of two hundred
24 dollars shall be charged to the owner of any parcel of residential property improved by a
25 residential structure, or commercial property improved by a structure containing multiple
26 dwelling units, which is vacant and has been vacant for at least six months, and which is
27 violation of this code.

28 **R108.2.10 Fee for duplicate copy.** Any person requesting a copy of an building permit,
29 occupancy permit or certificate of inspection issued under this code, or the holder of any permit
30 for similar purpose issued by the code official under any previous code or ordinance, can obtain
31 a duplicate or re-issued copy of said permit for a fee of one dollar per copy. This fee is listed
32 in Table R108.3.1.

33 **R108.2.11 Fee for occupancy permit:** Fees for the issuance of an occupancy permit shall be
34 as listed in Table R108.3.1. There shall be no charge for the issuance of the original occupancy

1 permit upon completion of construction in accordance with the building permit for new buildings
2 or buildings hereafter altered with construction costs exceeding thirty thousand dollars.

3 **R108.2.11.1 Fee for temporary or partial occupancy permit:** The fee for a temporary or
4 partial occupancy permit shall be as listed in Table R108.3.1.

5 **R108.2.11.2 Fee for changing the name on an occupancy permit.** Any person requesting
6 a re-issuance of an occupancy permit issued under this code or under any previous code or
7 ordinance due to a change of name, can obtain a re-issued copy of said permit for a fee of
8 five dollars per copy. This fee is listed in Table R108.3.1.

9 **R108.2.12 Fee for approving additional sets of construction documents.** Any person requesting
10 additional sets of approved construction documents issued under this code or under any previous
11 code or ordinance shall be charged a fee of one dollar per page. This fee is listed in Table R108.3.1.

12 **R108.3 Fee tables.** The code official shall cause to be collected all fees as listed in Table R108.3.1
13 and elsewhere in this code.

14 **R108.3.1 Fee schedule.** Table R108.3.1 contains fees for permits for new construction and
15 additions, permits for miscellaneous structures, permits for alterations and repairs to existing
16 buildings, moving of building permits, demolition permits, addendums to permit, the special
17 demolition fund, special inspections and occupancy permits.

18 **R108.3.2 Building permit valuations.** The applicant for a building permit shall provide a total
19 estimated cost of construction for the project at the time of application. For the purpose of
20 determining fees, total construction costs shall include all costs for normal site preparation
21 including grading, excavation and backfill, structural work, interior and exterior finishes,
22 plumbing work, mechanical work and electrical work. The following shall be permitted to be
23 excluded from total construction costs: the cost to install sprinkler, standpipe and fire alarm
24 systems or signs.

25 If, in the opinion of the code official, the valuation is underestimated on the application, the
26 permit shall be denied, unless the applicant can show detailed construction estimates for the
27 project to meet the approval of the code official. The code official shall be permitted to require
28 the submittal of signed and notarized construction contracts when the total estimated cost of
29 construction is questioned. Final building permit valuation shall be set by the code official.

30 Final costs shall be determined by the code official, if necessary, by multiplying the total
31 floor area of the project in square feet by an appropriate square foot cost rate, or by using the
32 current ICC Building Valuation Data Report for New Construction, Additions, Alterations,
33 Repairs or Rehabilitation.

Table R108.3.1
BUILDING PERMIT FEES FOR STRUCTURES AND INSPECTIONS FEES

Item	Fee	Minimum Fee	Section	Remarks & Requirements
APPLICATION FEE; or Building Line Survey	\$ 25.00		R108.2.1	An administrative charge made for processing applications.
Certificate of Flood Plain Status	\$ 10.00		R108.2.1	
PERMIT FOR NEW CONSTRUCTION AND ADDITIONS	\$5.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	R108.2.2	
MISCELLANEOUS STRUCTURES PERMIT - Structures such as retaining walls, parking lots, fences, etc.	\$5.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	R108.2.3	For all structures, devices, appurtenances and equipment requiring permits & not otherwise provided for by this code.
PERMIT FOR ALTERATIONS & REPAIRS TO AN EXISTING BUILDING	\$5.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	R108.2.4	
MOVING OF BUILDING PERMIT Within City Limits	\$1.00/\$100 of estimated cost or fraction thereof	\$ 15.00	R108.2.5	Estimated cost of moving building to new location plus cost of restoring previous site to a safe condition.
To outside City Limits	\$1.00/\$100 of estimated cost or fraction thereof	\$ 15.00		Estimated cost of moving building to city limits plus cost of restoring previous site to a safe condition.
From outside City Limits to within City Limits	\$1.00/\$100 of estimated cost or fraction thereof	\$ 15.00		Estimated cost of moving building from City Limits to a new site.
Foundation for building	\$5.00/\$1000 of estimated cost or fraction thereof	\$ 15.00	R108.2.5.1	
ADDENDUM PERMIT Amendment which involves additional dollars in project cost.	\$5.00/\$1000 of estimated increased cost or fraction thereof	\$ 25.00	R108.2.6	

Table R108.3.1
BUILDING PERMIT FEES FOR STRUCTURES AND INSPECTIONS FEES

Item	Fee	Minimum Fee	Section	Remarks & Requirements
Amendment which involves decrease or no increase in project cost.	\$ 25.00	\$ 25.00		
SPECIAL DEMOLITION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		R108.2.7	Special fund approved by the voters.
LEAD REMEDIATION FUND	\$2.00/\$1,000 of estimated cost or fraction thereof		R108.2.8	Special fund approved by Ordinance 64699.
VACANT BUILDING REGISTRATION FEE	\$200.00 Semi-annually		R108.2.9	Special fee established by Ordinance 64678.
DUPLICATE COPY OF BUILDING PERMIT, OCCUPANCY PERMIT OR CERTIFICATE OF INSPECTION	\$ 1.00 per copy		R108.2.10	
APPLICANT REQUEST FOR OCCUPANCY PERMIT	\$80.00 \$20.00/each additional unit in same structure		R108.2.11 R108.2.11.1	When units are inspected on the same site inspection.
RE-ISSUANCE OF OCCUPANCY PERMIT DUE TO NAME CHANGE	\$ 5.00 per copy		R108.2.11.2	
COST FOR APPROVING ADDITIONAL SETS OF CONSTRUCTION DOCUMENTS	\$1.00 per page		R108.2.12	

R108.4 Work started surcharge fees schedule. In case any work for which a permit is required by this code is substantially started or proceeded with prior to obtaining said permit, the total normal fees applicable shall be increased by the amount as listed in Table R108.5. The payment of said surcharge fee shall not relieve any persons from fully complying with the requirements of this code for performance or execution of the work, nor from other penalties prescribed by law.

March 20, 2005

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Board Bill # 96

Sponsor: Alderman Kennedy

Table R108.4
SCHEDULE FOR SURCHARGE FEES

Permit fee	Surcharge fee
\$ 0 TO \$ 50	\$ 30.00
\$ 51 TO \$ 200	\$ 90.00
\$ 201 TO \$ 500	\$ 240.00
\$ 501 TO \$ 2,000	\$ 360.00
\$ 2,001 TO \$ 10,000	\$ 480.00
OVER \$ 10,000	\$ 600.00

R108.5 Related fees. The payment of fees for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

R108.6 Fees non-refundable. The fee for a permit based upon an estimated cost that is higher than later claimed by the applicant shall not be a basis for refund. When construction does not occur, or only partially occurs, fees collected are not refundable.

R108.7 Fees waived for disaster related permits. In the event of a tornado, earthquake, flood, or any other disaster of such magnitude to activate the City Emergency Management Agency, the Building Commissioner is authorized to waive all permit fees normally collected by the Division of Building and Inspection for repairs, reconstruction, demolition, plumbing, mechanical or electrical work, or any other similar permits required by this Division to correct the damage caused by the heretofore mentioned disaster. These permit fees shall be permitted to be waived for a period not to exceed six months, or as otherwise determined by the Building Commissioner.

R108.8 Compliance with permit. All work shall conform to the approved application and the approved construction documents for which the permit has been issued and any approved addendum to the approved application or the approved construction documents.

SECTION R109 INSPECTIONS

R109.1 General. Construction or work for which a permit is required shall be subject to inspection by the code official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an

1 approval of a violation of the provisions of this code or of other ordinances of the City of Saint
2 Louis. Inspections presuming to give authority to violate or cancel the provisions of this code or of
3 other ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to
4 remain accessible and exposed for inspection purposes. Neither the code official nor the City of Saint
5 Louis shall be liable for expenses entailed in the removal or replacement of any material required
6 to allow inspection.

7 **R109.2 Preliminary inspection.** Before issuing a permit, the code official is authorized to examine
8 or cause to be examined buildings, structures and sites for which an application has been filed.

9 **R109.2.1 Notice to begin work.** It shall be the responsibility of the holder of a permit to notify
10 the code official when work is ready for the various inspections required by the terms of the
11 permit or the approved rules. Such notice shall be given within a reasonable time before the
12 inspection is desired, but in no event shall the notice be less than the working day before. Notice
13 given on a Friday or on a day prior to a legal holiday shall not constitute notice for inspection on
14 a Saturday, Sunday or holiday, unless arrangements have been made under approved rules for
15 overtime inspection on such days. Before giving such notice the holder of the permit shall first
16 test the work and satisfy themselves that it conforms to the approved construction documents and
17 the requirements of this code.

18 **R109.3 Required inspections.** The code official, upon notification, shall make the inspections set
19 forth in Sections R109.3.1 through R109.3.10. No work shall be done on any part of the building
20 or structure beyond the point indicated in each successive inspection without first obtaining the
21 approval of the code official or authorized representative. Approval shall be given only after an
22 inspection has been requested and made of each successive step in the construction phase and all
23 code requirements or corrections are completed, as indicated by each of the inspections required.
24 There shall be a final inspection and approval of all buildings completed before occupancy, as
25 described in Section 110 of this code. Failure to obtain a final inspection before occupancy will
26 constitute a violation of the building code, subject to the penalties as set forth in Section Four.
27 Reinforcing steel or structural framework of any part of a building or structure shall not be covered
28 or concealed in any manner without first obtaining the approval of the code official. The code
29 official, upon notification from a permit holder or agent, in accordance with the rules of procedure
30 listed on the permit and posted in the office of the code official, shall make the following
31 inspections, and shall either approve that section or portion of the construction as completed, or shall
32 notify the permit holder or agent that they have failed to comply with the law.

33 **R109.3.1 Footing or foundation inspection.** Footing and foundation inspections shall be made
34 after excavation for footings are complete and any required reinforcing steel is in place. For
35 concrete foundations, any required forms shall be in place prior to inspection. Materials for the
36 foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM
37 C 94, the concrete need not be on the job. The owner is solely responsible for the correct

1 location of the foundation on the site.

2 **R109.3.1.1 Soil inspection.** A soil inspection is to be made after excavation for the building
3 or structure is complete and trenches for footings, column pads, spread footings, or other
4 types of footings are ready for concrete. No concrete is to be poured prior to this inspection.

5 **R109.3.1.2 Pier inspection.** Where special foundations are required such as drilled and
6 poured-in-place concrete piers, driven piles of all types, caissons, and other extraordinary
7 types, the code official shall make at least one inspection and more if the size of the job
8 warrants it.

9 **R109.3.2 Concrete slab or under-floor inspection.** Concrete slab and under-floor inspections
10 shall be made after in-slab or under-floor reinforcing steel and building service equipment,
11 conduit, piping accessories and other ancillary equipment items are in place, but before any
12 concrete is placed or floor sheathing installed, including the subfloor.

13 **R109.3.3 Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor,
14 including basement, and prior to further vertical construction, the elevation certificate required
15 in Section 1612.5 shall be submitted to the code official.

16 **R109.3.4 Frame inspection.** Framing inspections shall be made after the roof deck or sheathing,
17 all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed
18 are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

19 **R109.3.5 Lath or gypsum board inspection.** Lath and gypsum board inspections shall be
20 made after lathing and gypsum board, interior and exterior, is in place, but before any plaster is
21 applied or before gypsum board joints and fasteners are taped and finished.

22 **Exception:** Gypsum board that is not part of a fire resistive assembly or a shear assembly.

23 **R109.3.5.1 Covering work.** It shall be a violation of this code to cover prior to inspection
24 any work required to be inspected under the provisions of a permit, the approved rules, or
25 this code, regardless of any penalties for such violation. The code official shall be permitted
26 to require the holder of the permit to uncover any such work for inspection, and the cost of
27 uncovering such work and of replacing the cover after the work has been satisfactorily
28 inspected, shall be borne by the holder of the permit.

29 **R109.3.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-
30 rated assemblies shall not be concealed from view until inspected and approved.

31 **R109.3.7 Energy efficiency inspections.** Inspections shall be made to determine compliance
32 with Chapter 11 and shall include, but not be limited to, inspections for: envelope insulation *R*

1 and *U* value, fenestration *U* value, duct system *R* value, and HVAC and water heating equipment
2 efficiency.

3 **R109.3.8 Other inspections.** In addition to the inspections specified above, the code official
4 is authorized to make or require other inspections of any construction work to ascertain
5 compliance with the provisions of this code and other laws that are enforced by the Department
6 of Public Safety, Division of Building And Inspection.

7 **R109.3.8.1 Approved inspection agencies.** The code official shall accept reports of
8 approved inspection agencies provided such agencies satisfy the requirements as to
9 qualifications and reliability.

10 **R109.3.8.2 Plant inspection.** Where required by the provisions of this code or by the
11 approved rules, materials or assemblies shall be inspected at the point of manufacture or
12 fabrication.

13 **R109.3.8.3 Evaluation and follow-up services.** Prior to the approval of a closed
14 prefabricated assembly and issuance of a building permit, the code official shall require the
15 submittal of an evaluation report of each prefabricated assembly, indicating the complete
16 details of the assembly, including a description of the assembly and its components, the basis
17 upon which the assembly is being evaluated, test results and similar information, and other
18 data as necessary for the code official to determine conformance with this code. Acceptable
19 reports shall be permitted to come from: The State of Missouri Public Service Commission
20 or ICC Evaluation Services.

21 **R109.3.8.3.1 Evaluation service.** The code official shall designate the evaluation
22 service of an approved agency as the evaluation agency, and review such agency's
23 evaluation report for adequacy and conformance to this code.

24 **R109.3.8.3.2 Follow-up inspection.** Except where all assemblies and subassemblies,
25 service equipment and accessories are readily accessible for complete inspection at the
26 site without disassembly or dismantling, the code official shall conduct the frequency of
27 in-plant inspections as necessary to reasonably assure conformance to the approved
28 evaluation report, or shall designate an approved independent inspection agency to
29 conduct such inspections. The inspection agency shall furnish the code official with the
30 follow-up inspection manual and a written report of inspections upon request, and the
31 product shall have an identifying label permanently affixed to the product indicating that
32 factory inspections have been performed.

33 **R109.3.8.3.3 Test and inspection records.** All required tests and inspection records
34 shall be accessible to the code official or quality assurance agency at all times during the

fabrication of the unit or subassembly and the erection of the building; or such records as the code official designates shall be filed with the code official.

R109.3.8.3.4 Inspection reports. All inspection reports shall be in writing and shall be certified by the licensed authority, or responsible officer of the service, or the individual when expert inspection services are accepted. An identifying label or stamp permanently fixed to the product indicating that factory inspection has been made shall be accepted in lieu of the aforesaid inspection report in writing if the intent or meaning of such identifying label or stamp is properly substantiated.

R109.3.9 Special Inspections. For special inspections, see Section 1704 of the *International Building Code*.

R109.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

Upon completion of the building or structure, and before issuance of the occupancy permit as required in Section 110, a final inspection shall be made. All violations of the approved construction documents and permit shall be noted and the holder of the permit shall be notified of the discrepancies. The code official shall be permitted to issue a temporary or partial occupancy permit for a specific period of time. Failure to comply with the conditions shall cause revocation of the permit.

R109.4 Inspection agencies. The code official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

R109.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by this code.

R109.5.1 Action on notice. Upon receipt of notice that work is ready for inspection, the code official shall inspect, or cause to be inspected, the work as soon as reasonably practicable. However, failure of the code official to make a prompt inspection shall not be deemed justification for covering work without inspection when such work is required under the terms of the permit to be inspected before being covered.

R109.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the code official. The code official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the

1 permit holder wherein the same fails to comply with this code. Any portions that do not comply
2 shall be corrected and such portion shall not be covered or concealed until authorized by the code
3 official.

4 **R109.7 Periodic inspections.** The code official shall, if deemed necessary, make or cause to be
5 made such periodic inspections of buildings, structures, devices, appurtenances, and uses as are
6 required by and in the intervals prescribed by Table 109.7. In order to provide a uniform workload
7 throughout the year, the code official shall be permitted to alter the intervals between periodic
8 inspections as required to meet staffing levels.

9 Exterior cantilevered balconies, stairways and fire escapes shall be inspected every three years
10 by a Missouri licensed design professional. The owner shall submit a report bearing the seal,
11 signature and date of a Missouri licensed professional engineer or architect to the code official
12 describing the condition and safety of the exterior cantilevered balconies, stairways, and fire escapes.
13 This shall apply to all exterior cantilevered balconies, stairways, and fire escapes on all buildings
14 regardless of stories or height.

15 **TABLE R109.7**
16 **PERIODIC INSPECTION OF STRUCTURES**

Item	Period between inspections
Exterior Cantilevered Balconies, Stairways and Fire Escapes. See note a	3 year

20 **Note a.** Owners shall submit a report bearing the seal, signature and date of a Missouri licensed professional engineer or
21 architect to the code official every three years describing the condition and safety of exterior cantilevered balconies,
22 stairways and fire escapes.

23 **R109.7.1 Professional inspection.** The code official shall require owners to supply inspection
24 reports by Missouri licensed design professionals for any building, structure, appurtenance, or
25 device when, in the code official's opinion, it is necessary to insure proper public safety, health
26 and welfare.

27 **R109.8 Right of entry.** The code official shall have the authority to enter at any reasonable hour
28 any building, structure or premises in the City of Saint Louis for which a permit has been issued but
29 has not received a certificate of occupancy in accordance with Section 110 to enforce the provisions
30 of this code or any other code or ordinance of the City of Saint Louis. No person shall accompany
31 a code official onto a premises in the performance of their duty unless otherwise invited onto said
32 premises by the owner or the owner's representative.

33 For all other structures or premises, when the code official has reasonable cause to believe that
34 a code violation exists, the code official is authorized to enter the building, structure or premises at

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1 reasonable times to inspect subject to constitutional restrictions on unreasonable searches and
2 seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as
3 provided by law.

4 **SECTION R110** 5 **CERTIFICATE OF OCCUPANCY**

6 **R110.1 Use and occupancy.** No building, structure or premises shall be used or occupied, and no
7 change in the existing occupancy classification of a building, structure, premise or portion thereof
8 shall be made until the code official has issued an occupancy permit therefore as provided herein.
9 Issuance of an occupancy permit shall not be construed as an approval of a violation of the
10 provisions of this code or of other ordinances of the jurisdiction. Failure to have an occupancy
11 permit approved and issued by the code official is a violation, and both the occupant and owner shall
12 be subject to a penalty, as set forth in Section Four. Each day that a violation continues shall
13 constitute a separate offense.

14 **R110.1.1 Posting notice.** It shall be the duty of the code official to post a notice on any
15 building, structure or portion thereof when it is found that an occupancy permit is required before
16 any occupancy shall be permitted to occur. This notice shall remain in plain sight and removal
17 of same shall constitute a separate offense and shall be subject to a penalty as set forth in Section
18 Four.

19 **R110.2 Temporary or partial occupancy permits.** Upon the request of an owner or an owner's
20 representative, a temporary or partial occupancy permit shall be permitted to be issued for a building,
21 structure or premises, provided that no conditions exist which endanger life, public safety or welfare.
22 Temporary or partial occupancy permits shall be permitted to be subject to conditions.

23 **R110.3 Certificate of substantial completion.** Upon the request of the design professional of
24 record, the code official shall be permitted to issue a Certificate of Substantial Completion for a
25 building, structure or premises before the entire work covered by the building permit has been
26 completed, provided there are no conditions existing which would endanger public safety, health
27 or welfare. Certificates of Substantial Completion shall be permitted to be subject to conditions.
28 The owner can occupy or utilize the work or designated portion thereof for the use for which it is
29 intended provided a partial occupancy permit has been applied for and issued by the code official.

30 **R110.4 Contents of the occupancy permit.** When a building, structure or premises is entitled
31 thereto, the code official shall issue an occupancy permit within a reasonable period of time. The
32 occupancy permit shall certify compliance with the provisions of this code and the purpose for which
33 the building, structure or premises will be used. The occupancy permit shall specify the use group
34 in accordance with the provisions of Chapter 3; the type of construction as defined in Chapter 6; and

any special stipulations and conditions of the building permit. Any building, structure or premises for which an occupancy permit has been issued shall be permitted to be reinspected to confirm compliance with this code and the Zoning Ordinance.

R110.5 By whom application is made. An application for an occupancy permit shall be made by the owner of record of the building, structure or premises. If an occupancy permit application is made by any person other than the owner of record, a notarized letter, or some other proof, must be presented granting permission from the owner of record to the applicant to apply for the occupancy permit for the stated use. The full names, addresses and telephone numbers of the owner, lessor and applicant shall be stated. If the building is owned by a corporation, said notarized permission letter, or other proof, shall be signed by an officer or registered agent of that corporation. If the applicant for the occupancy permit is a corporation, an officer, registered agent, or other responsible person of that corporation shall sign the application stating their position with said corporation.

R110.6 Posting of occupancy permit; responsibilities. It shall be the duty or responsibility of the operator of every business to display a copy of a legally issued occupancy permit pertaining to the actual business in effect on the premises. It shall be the duty of the Saint Louis Police Department to enforce the provisions of this section. When the code official is informed of or suspects any violation of this code, it shall be the duty of the holder of an occupancy permit to allow the code official to inspect the building, structure or premises, or any portion thereof. Violation of this section shall result in revocation of said occupancy permit, and shall be subject to penalties as set forth in Section Four.

R110.7 Occupancy permit application abandonment. Occupancy permit applications shall be abandoned sixty days after initial application if, in the opinion of the code official, the occupancy permit has not been diligently pursued.

Exception: Those buildings acquired from Land Reutilization Authority, in which case said occupancy permit applications shall be abandoned one hundred eighty days after initial application was filed.

R110.8 Revocation. The code official is authorized to, in writing, suspend or revoke an occupancy permit or certificate of substantial completion issued under the provisions of this code whenever the permit is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION R111 SERVICE UTILITIES

R111.1 Connection of service utilities. No person shall make connections from a utility, source

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1 of energy, fuel or power to any building or system that is regulated by this code for which a permit
2 is required, until released by the code official.

3 **111.2 Temporary connection.** The code official shall have the authority to authorize and approve
4 the temporary connection of the building or system to the utility source of energy, fuel or power.

5 **111.3 Authority to disconnect service utilities.** The code official shall have the authority to
6 authorize disconnection of utility service to the building, structure or system regulated by this code
7 and the referenced codes and standards set forth in Section R102.4 in case of emergency where
8 necessary to eliminate an immediate hazard to life or property or when such utility connection has
9 been made without the approval required by Section R 111.1 or R111.2. The code official shall
10 notify the serving utility, and wherever possible the owner and occupant of the building, structure
11 or service system of the decision to disconnect prior to taking such action if not notified prior to
12 disconnection. The owner or occupant of the building, structure or service system shall be notified
13 in writing, as soon as practical thereafter.

14 **SECTION R112** 15 **BOARD OF BUILDING APPEALS**

16 **R112.1 General.** There is hereby established in the Building Code a Board of Building Appeals
17 consisting of seven members appointed by the Mayor. This board shall handle all matters arising
18 from the regulation of this code.

19 **R112.2 Appeals to stay proceedings; exceptions.** Appeals shall stay all proceedings in furtherance
20 of the action appealed from, unless the code official or Fire Marshal whichever shall be the case,
21 certifies to the Board of Building Appeals, after the notice of appeal has been filed, that by reason
22 of the facts stated in the certificate, a stay would, in their opinion, cause imminent peril to life or
23 property. In addition, appeals shall not stay all proceedings when there is: unlawful occupancy; a
24 stop work order; or construction or demolition without a permit. In such case, proceedings shall not
25 be stayed other than by restraining order, which shall be permitted to be granted by the Board of
26 Building Appeals on application and on notice to the code official or Fire Marshal, or by a court of
27 competent jurisdiction.

28 **SECTION R113** 29 **VIOLATIONS**

30 **R113.1 Unlawful acts:** It shall be unlawful for any person, firm or corporation to grade for,
31 excavate for, erect, construct, alter, extend, repair, move, remove, demolish or occupy any building,
32 structure or premises, or equipment regulated by this code, or cause same to be done, in conflict

1 with, or in violation of the provisions of this code or any decision or order of the Board of Building
2 Appeals.

3 **R113.2 Notice of violation:** The code official is authorized to serve a notice of violation or order
4 on the owner, as shown in the records of the City of Saint Louis Assessor's Office, or person
5 responsible for the grading, excavating, erection, construction, alteration, extension, repair, moving,
6 removal, demolition, or occupancy of a building, structure or premises in violation of the provisions
7 of this code, or in violation of a detail statement or construction documents approved thereunder, or
8 in violation of a permit or certificate issued under the provisions of this code. Such order shall direct
9 the discontinuance of the illegal action or condition and the abatement of the violation. Such notice
10 shall be permitted to be served by the United States mail. Posting of the premises shall also
11 constitute notice. It shall be a violation of this code for any person to remove any such notice,
12 lawfully posted pursuant to this code, unless otherwise ordered by the code official.

13 **R113.2.1 Investigation of records.** Upon the receipt of a written request from the owner of the
14 property, or the real estate agent for the property, or the attorney, architect or engineer
15 representing the owner of the property, the Permit Section Supervisor shall ask the various
16 Building Division sections for copies of any existing violation letters concerning the property.
17 If the request is not on the owner's letterhead, a notarized authorization from the owner must be
18 submitted.

19 The response letter written by the permit section supervisor shall list any known violations
20 and must contain the following statement: "This letter does not certify that there are no actual
21 existing violations of the ordinances for which the Division of Building and Inspection is
22 responsible. To determine if there are any violations of any ordinances, an application for an
23 occupancy permit must be filed in accordance with Section 110.5 of this code and the subsequent
24 inspections completed. This letter does certify there are no existing letters of violation on record
25 other than those attached herein. There will be a twenty-five dollar fee charged for this service.
26 Five working days will be allowed to respond to this request."

27 **R113.3 Prosecution of violation:** If the notice of violation is not complied with in the time
28 prescribed by such notice, the code official is authorized to request the legal counsel of the City of
29 Saint Louis to institute the appropriate proceeding at law or in equity to restrain, correct or abate
30 such violation, or to require the removal or termination of the unlawful occupancy of the building,
31 structure or premises in violation of the provisions of this code or of the order or direction made
32 pursuant thereto.

33 **R113.4 Violation penalties.** Any person who violates a provision of this code or fails to comply
34 with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure
35 in violation of the approved construction documents or directive of the code official, or of a permit
36 or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by
37 law.

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1 **R113.5 Abatement of violation:** The imposition of penalties as set forth in Section Four shall not
2 preclude the legal officer of the City of Saint Louis from instituting appropriate action to prevent
3 unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of
4 a building, structure or premises, or to stop an illegal act, conduct business or use of a building or
5 structure on or about any premises.

6 **SECTION R114**
7 **STOP WORK ORDER**

8 **R114.1 Authority.** Whenever the code official finds any work regulated by this code being
9 performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner,
10 the code official is authorized to issue a stop work order.

11 **R114.2 Issuance.** The work order shall be in writing and shall be given to the owner of the property
12 involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work
13 order, the cited work shall immediately cease. The stop work order shall state the reason for the
14 order, and the conditions under which the cited work will be permitted to resume.

15 **R114.3 Unlawful continuance.** Any person who shall continue any work in or about the building,
16 structure or premises after having been served with a stop work order, except such work as they are
17 directed to perform to remove a violation or unsafe condition, shall, upon conviction thereof, be
18 subject to the penalties as set forth in Section Four. Each day that a violation continues shall
19 constitute a separate and distinct offense.

20 **SECTION R115**
21 **WORKMANSHIP**

22 **R115.1 General.** All work shall be conducted, installed and completed in a neat, workmanlike and
23 acceptable manner so as to secure the results intended by this code.

24 **SECTION R116**
25 **PROFESSIONAL ARCHITECTURAL AND**
26 **ENGINEERING SERVICES**

27 **R116.1 Responsibilities.** The provisions of this section shall define the construction controls
28 required for buildings involving professional architectural or engineering services, and delineate the
29 responsibilities of such professional services during construction.

1 **R116.1.1 Design.** All design for new construction, alteration, repair, expansion, addition or
2 modification work involving the practice of professional architecture or engineering, as defined
3 by the statutory requirements of the professional licensing laws of the State of Missouri, shall
4 be prepared by licensed design professionals, certified by the Missouri Board for Architects,
5 Professional Engineers, Professional Land Surveyors and Landscape Architects. All construction
6 documents required for a building permit application for such work shall be prepared by or
7 under the direct supervision of a Missouri licensed design professional and bear their seal,
8 signature and date in accordance with the State's statutes and regulations governing the
9 professional licensing and certification of architects, professional engineers and land surveyors.

10 **R116.1.2 Review.** The Missouri licensed design professional, whose seal is on the approved
11 construction documents, shall be responsible for review of shop drawings and samples, as
12 required by the approved construction documents, and approval for conformance to the design
13 concept and this code. This review process shall be permitted to be contracted by the owner to
14 another Missouri licensed design professional, should the original design professional not desire
15 to provide such services.

16 **R116.1.3 Application of seal, signature and date.** All construction documents submitted with
17 an application for a building permit shall be prepared by a Missouri licensed design professional
18 as required by Chapter 327 of the Revised Statutes of the State of Missouri. All construction
19 documents shall bear an original embossed or wet ink seal, original ink signature and the date
20 the documents were sealed by the Missouri licensed design professional for each discipline on
21 the first sheet of each discipline within each set of construction documents, or on the cover sheet
22 of each set of construction documents.

23 In addition, all other sheets of the construction documents, other than project specifications
24 or calculations, shall bear the original embossed, wet ink, electronic or mechanically reproduced
25 seal, signature and date of the Missouri licensed design professional. Any addenda or
26 modifications submitted for changes to the construction documents shall also bear the original
27 embossed or wet ink seal, original ink signature and date the documents were sealed.

28 All project specifications, calculations, reports or other documents not considered to be
29 construction drawings shall bear an original wet ink or embossed seal, original ink signature and
30 the date the documents were signed by the Missouri licensed design professional for each
31 discipline on the title or index sheet.

32 **R116.1.4 Reproduction of sealed documents.** Construction documents sealed by a Missouri
33 licensed design professional, shall not be reproduced for anyone, other than the owner, without
34 the expressed written permission of Missouri licensed design professional who sealed said
35 documents, or as ordered by a court of law.

36 **R116.2 Special professional services.** When applications are filed for unusual designs or
37 magnitude of construction which require construction document review or inspection services

beyond the capacity of the code official's staff, or where code reference standards in Chapter 35 require special architect or engineer inspections, the code official shall be permitted to require the owner to retain a properly qualified Missouri licensed design professional to perform the services necessary for code compliance in addition to that provided in Section 116.1.2. This project representative shall keep daily records and submit reports as required by the code official. Upon completion of the work, the Missouri licensed design professional shall file a final report indicating whether or not all required inspections were performed and listing pertinent deviations from the building code requirements or from the approved construction documents and the source of authority for such deviations.

R116.2.1 Building permit requirement. The necessity for special professional services shall be determined prior to issuance of the building permit, unless waived to a later date by the code official. Refusal by the applicant to provide such services as required by the code official shall result in the denial of the permit.

R116.2.2 Fees and costs. All fees and costs related to the performance of special inspection services shall be borne by the owner.

R116.2.3 Visits to site. When so directed by the code official, or when required by the special inspection provisions of this code, the Missouri licensed design professional shall make visits to the site at intervals appropriate to the stage of the construction to observe the progress and the quality of the work; to observe construction components requiring controlled materials or construction, as specified in Chapter 35, Referenced Standards; and to determine if the work is proceeding in accordance with the construction documents approved for the building permit. The Missouri licensed design professional shall periodically submit reports to the code official showing the results of such periodic visits.

Modify SECTION R202 DEFINITIONS by the addition or changing of definitions to read as follows:

CODE OFFICIAL. The Building Commissioner of the City of Saint Louis, or a duly authorized representative.

LICENSED DESIGN PROFESSIONAL. An individual who is licensed to practice their respective design profession as defined by Chapter 327 of the Revised Statutes of the State of Missouri.

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REGISTERED DESIGN PROFESSIONAL -Delete Definition

Change Table R 301.2 (1) to read as follows:

**TABLE R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND SPEED ^a (mph)	SEISMIC DESIGN CATEGOR Y ^e	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP ^f	ICE SHIELD UNDER- LAYMENT REQUIRED ^g	FLOOD HAZARDS ^h	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^h
			Weathering ^a	Frost Line Depth ^b	Termite ^c	Decay ^d					
20	90	C	Severe	30 inches	Mod- erate to Heavy	Slight to Moder ate	2° F	Not Required	July 17, 1979	1000 days	54° F

No Change to Notes.

Add Section R303.1.1 to read as follows:

R303.1.1 Light and ventilation in unfinished basements. Glass area in unfinished basements shall not be less than two percent (2%) of the floor area served. One half (½) of this area must be available for unobstructed ventilation with screens included.

Add Section R303.9 to read as follows:

R303.9 Kitchen exhaust. All kitchens shall have mechanical exhaust above or adjacent to the cooking range.

Add Sections R306.5 and R306.6 to read as follows:

R306.5 Hose Bibb. Every dwelling shall provide one outside frost-proof hose bibb. Hose bibbs shall be protected from backflow in accordance with the City of Saint Louis Plumbing Code.

R306.6 Floor Drain. Floor drains shall be installed in the following areas and the floor shall slope toward the floor drains: in common laundry facilities in multi-family buildings within 15 feet and in the same room as a hot water heater or water heater boiler, within 15 feet and in the same room as backflow devices which have in their design the capacity of a discharge, within 15 feet and in the same room as a boiler.

Add Section R307.3 to read as follows:

R307.1 Threshold Drain. All wheelchair accessible roll-in showers shall be supplied, in addition to the shower drain, with a threshold drain outside the shower within 5 feet of the shower drain. The

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waste-line of the threshold drain shall be connected to the shower drain waste pipe above the trap.

Add Sections R310.5 and R310.6 to read as follows:

R310.5 Alterations and additions. All unfinished areas and reconfigured space converted to sleeping rooms and unfinished basement spaces being converted to habitable space shall have emergency escape and rescue openings.

R310.6 Bathrooms in unfinished basements. Bathrooms or bathroom rough-ins shall not be permitted within unfinished basements on new construction unless an emergency escape and rescue opening is provided to allow for future conversion to habitable space.

Change Section R311.4.3 to read as follows:

R311.4.3 Landings at doors. There shall be a floor or landing on each side of each required egress door.

Exception: Where a stair of three or fewer risers is located on the exterior side of a door, other than the required egress door, a landing is not required for the exterior side of the door.

The floor or landing at the exit door required by Section R311.4 shall be not more than 1.5 inches (38 mm) lower than the top of the threshold. The floor or landing at exterior doors other than the exit door required by Section R311.4 shall not be required to comply with this requirement but shall have a rise no greater than that permitted in Section R311.5.3.

Exception: The landing at the exterior door way shall not be more than 8¼ inches (209 mm) below the top of the threshold, provided the door, other than an exterior storm or screen door, does not swing over the landing.

The width of each landing shall not be less than the door served. Each landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel.

Change Sections R311.5.3.1 thru R311.5.3.3 to read as follows:

R311.5.3.1 Riser Height. The maximum riser height shall be 8¼ inches (209 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than ¼ inch (9.5 mm).

R311.5.3.2 Tread depth. The maximum tread depth shall be 9 inches (282 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of the adjacent treads and at a right angle to the treads leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than ¼ inch (9.5 mm). Winder treads shall have a minimum tread depth of 9 inches (282 mm) measured as above at a point 12 inches (305 mm) from

the side where the treads are narrower. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the greater winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than ¼ inch (9.5 mm).

R311.5.3.3 Profile. The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (14.3 mm). A nosing not more than ¾ inch (19 mm) but not more than 1¼ inch (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than ¼ inch (9.5 mm) between two stories, including the nosing at the level at the floors and landings. Beveling of nosing shall not exceed ½ inch (12.7 mm). Risers shall be vertical and sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter (102 mm) sphere.

Exception:

1. A nosing is not required where the tread depth is a minimum of 11 inches (79 mm).

Change Section R311.5.4 to read as follows:

R311.5.4 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway.

Exception: A floor or landing is not required at the top of an interior or exterior flight of stairs, provided a door does not swing over the stairs.

Change Section R321.1 to read as follows:

R321.1 Premises identification. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

If there is an alley, numbers shall also be placed on the alley elevation of the premises on which the house, building or structure is located. If there is a garage or carport fronting on an alley, house numbers shall also be placed on the alley elevation of the garage or carport.

Change Section R323.1.6 to read as follows:

R323.1.6 Protection of water supply and sanitary sewer systems. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems in accordance with the provisions of the City of Saint Louis Plumbing Code. New and replacement sanitary sewer systems shall be designed to minimize or eliminate infiltration of floodwaters into systems and discharge from systems into floodwaters in accordance with the City of Saint Louis Plumbing Code.

1 *Delete Sections 323.3 thru 323.3.6.*

2 *Change Section R403.1.4.1 to read as follows:*

3 **R403.1.4.1 Frost protection.** Except where otherwise protected from frost, foundation walls, piers
4 and other permanent supports of buildings and structures shall be protected from frost by one or
5 more of the following methods:

- 6 1. Extend 30 inches (762 mm) minimum below finished grade;
- 7 2. Constructing in accordance with Section R403.3;
- 8 3. Constructing in accordance with ASCE 32-01; and
- 9 4. Erecting on solid rock.

10 **Exception:**

11 Freestanding accessory structures with an area of 200 square feet (18.5 m²) or less and an
12 eave height of 10 feet (3048 mm) or less shall not be required to be protected.

13 *Change Section R404.1.2 to read as follows:*

14 **R404.1.2 Concrete foundation walls.** Concrete foundation walls shall be constructed as set forth
15 in Tables R404.1.1(1), R404.1.1(2), R404.1.1(3) and R 404.1.1(4), and shall also comply with the
16 provisions of this section and the applicable provisions of Section R402.2. In Seismic Design
17 Categories D₁ and D₂, concrete foundation walls shall comply with Section R404.1.4.

18 Where unstable soil or ground water conditions do not exist, plain concrete foundation walls may
19 be constructed a minimum of 8" thick where the wall height from the top of the footing to the top
20 of the wall does not exceed 8' and when the unbalanced backfill height from the top of the basement
21 slab to the finished grade immediately adjacent to the wall does not exceed 7'. Minimum of (2) #4
22 reinforcing bars shall be provided in the top and bottom of the plain concrete foundation walls.
23 Minimum of (2) #5 reinforcing bars shall be provided around all window and door openings in plain
24 concrete foundation and basement walls. Bars shall extend a minimum of 24" beyond the corners
25 of the openings.

26 *Change Section R405.1 and add Section R405.1.1 to read as follows:*

27 **R405.1 Concrete or masonry foundations.** Drains shall be provided around all concrete or
28 masonry foundations that retain earth and enclose habitable or usable spaces located below grade.
29 Drain tile, gravel or crushed stone drains, perforated pipe or other approved systems or materials
30 shall be installed at or below the area to be protected and shall discharge to an approved sump, 15
31 inches (381 mm) in diameter 18 inches (458 mm) deep with fitted cover. A sump located in a space
32 containing a finished area shall have a sump pump and piping installed to discharge the water to a
33 separate storm (not sanitary) lateral, or if approved, to the ground surface a minimum of 6 feet (1,832
34 mm) away from the building. Gravel or crushed stone drains shall extend at least 1 foot (305 mm)
35 beyond the outside edge of the footing and six inches (153 mm) above the top of the footing and be
36 covered with an approved filter membrane material. The top of the open joints of drain tiles shall

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be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (153 mm) of the same material.

Exception: A drainage system shall not be required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I Soils, as detailed in Table R405.1

R405.1.1 Special conditions. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved system shall be placed on both the inside and the outside of foundations in areas where a high water table exists, or other severe soil-water conditions exist, or water is present in the excavation. The drainage system shall be discharged to an approved sump having a sump pump and piping to discharge the water to a separate storm (not sanitary) lateral, or if approved, to the ground surface a minimum of 6 feet (1,832 mm) away from the building.

Change Section R502.11.1 to read as follows:

R502.11.1 Design. Wood trusses shall be designed in accordance with approved engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared, sealed and signed by a Missouri Licensed Professional Engineer.

Change Section 502.11.4 to read as follows:

502.11.4 Truss design drawing. Truss design drawings, prepared in compliance with Section R502.11.1, shall be provided to the code official and approved prior to installation. Truss drawings shall be provided with the shipment of trusses delivered to the job site. Truss design drawings shall include, at a minimum, the information specified below:

1. Slope or depth, span and spacing.
2. Location of all joints.
3. Required bearing widths.
4. Design loads as applicable.
 - 4.1 Top chord live load (including snow loads).
 - 4.2 Top chord dead load.
 - 4.3 Bottom chord live load.
 - 4.4 Bottom chord dead load.
 - 4.5 Concentrated loads and their points of application.
 - 4.6 Controlling wind and earthquake loads.
5. Adjustments to lumber and joint connector design values for conditions of use.
6. Each reaction force and direction.
7. Joint connector type and description (e.g., size, thickness or gauge); and the dimensioned location of each joint connector or except where symmetrically located relative to the joint

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- 1 interface.
- 2 8. Lumber size, species and grade for each member.
- 3 9. Connection requirements for:
- 4 9.1 Truss-to-truss girder
- 5 9.2 Truss ply-to-ply.
- 6 9.3 Field splices.
- 7 10. Calculated deflection ratio and/or maximum deflection for live and total load.
- 8 11. Maximum axial compression forces in the truss members to enable the building designer to
- 9 design the size, connections and anchorage of the permanent continuous lateral bracing. Forces
- 10 shall be shown on the truss drawing or on supplemental documents.
- 11 12. Required permanent truss member bracing location.
- 12 **Exception:** Truss design drawings are not required to be submitted prior to the issuance of the
- 13 building permit if the architectural, structural plans for the structure include the following:
- 14 1. Framing layout design concept showing truss span direction, length, spacing and bearing
- 15 locations including supporting girder truss locations. Girder to girder truss connections must
- 16 be designed and detailed.
- 17 2. Specification note stating the truss design drawings shall be designed in accordance with IRC
- 18 2003, AFPA NDS-01, and TPI 1-2000 and the truss design drawings must be sealed by a
- 19 Missouri Licensed Professional Engineer.
- 20 3. Specifications note stating the live, snow and dead load criteria.
- 21 4. Statement from the Project Missouri licensed Design Professional accepting the
- 22 responsibility of reviewing and approval of the truss design drawings and the respective
- 23 loads exerted on the structure.
- 24 The Project Missouri licensed Design Professional shall approve three sets of truss design drawings
- 25 and provide these sets to the builder prior to frame inspection.

26 *Change Sections R802.10.1 and R802.10.2 to read as follows:*

27 **R802.10.1 Truss design drawings.** Truss design drawings shall comply with Section R502.11.4.

28 **R802.10.2 Design.** Wood trusses shall be designed in accordance with Section R502.11.1.

29 *Change Section R907.1 to read as follows:*

30 **R907.1 General.** Materials and methods of application used for recovering or replacing an existing

31 roof covering shall comply with the requirements of Chapter 9. Structural calculations are required

32 when the reroofing results in a five percent (5%) or more increase in force in any of the roof structure

33 supporting elements, unless the increased force on the structural element is still in compliance with

34 the code for new structures. The calculations shall include verification of the prevention of ponding

35 instability.

36 **Exception:** Reroofing shall not be required to meet the minimum design slope requirement of

37 one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section R905 for roofs that

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provide positive roof drainage.

Change Chapter 11 text to as follows:

**SECTION R1101
GENERAL**

R1101.1 Scope. This chapter governs the design and construction of buildings for energy efficiency.

R1101.1.1 Criteria. Buildings shall be designed and constructed in accordance with the residential provisions of the *International Energy Conservation Code*.

Delete Chapters 12 thru 23. Refer to the City of Saint Louis Mechanical Code

Delete Chapter 24. Refer to the City of Saint Louis Fuel Gas Code.

Delete Chapters 25 thru 32. Refer to the City of Saint Louis Plumbing Code.

Delete Chapters 33 thru 42. Refer to the City of Saint Louis Electrical Code.

Modify Chapter 43 by adding the following:

IAPMO

International Association of Plumbing and Mechanical Officials
5001 E. Philadelphia Street
Ontario, CA 91761-2816

Standard reference number	Title	Referenced in code Section number
UPC-03	Uniform Plumbing Code.....	R104.1

SECTION FOUR....PENALTY CLAUSE

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, construct, alter, extend, repair, remove, demolish, use or

1 occupy any building, structure or premises or equipment regulated by this code in violation of an
2 approved construction document or directive of the code official or the Board of Building Appeals,
3 or of a permit or certificate issued under the provisions of this code, and shall, upon conviction
4 thereof, be punished by a fine of not more than five hundred dollars, or by imprisonment not
5 exceeding ninety days, or both such fine and imprisonment. Each day that a violation continues shall
6 constitute a separate and distinct offense.

7 ***SECTION FIVE....SAVINGS CLAUSE***

8 That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect
9 any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any
10 cause or causes of action acquired or existing; nor shall any just or legal right or remedy of any
11 character be lost, impaired or affected by this ordinance.

12 ***SECTION SIX....EMERGENCY CLAUSE***

13 This being an ordinance necessary for the immediate preservation of the public safety, it is hereby
14 declared to be an emergency measure and shall become effective immediately upon its approval by
15 the Mayor.

16 ***SECTION SEVEN....CODIFIED***

17 It is the intent of the Board of Aldermen that Sections Two, Three and Four of this ordinance be
18 codified in the Revised Code of the City of Saint Louis.

